

**Subject:** Re: BID Expansion Issue

**From:** Nate Kaplan <nate.kaplan@lacity.org>

**Date:** 06/20/2011 11:46 AM

**To:** Donald Duckworth <duckworth.donald@gmail.com>

**CC:** jruhlen916 <jruhlen916@aol.com>, Mike Bonin <mike.bonin@lacity.org>, Arturo Pina <arturo.pina@lacity.org>, John Gregory <john.gregory@lacity.org>, Laura McLennan <laura.mclennan@lacity.org>

Hi Don,

Thank you for your very thorough explanation. We should be good to go tomorrow

-Nate

On Mon, Jun 20, 2011 at 11:26 AM, Donald Duckworth <[duckworth.donald@gmail.com](mailto:duckworth.donald@gmail.com)> wrote:

Thanks Nate. I hope this email works for you. If not let me know how we can assist further.

The property in question is zoned R4, APN #[4123-006-012](#), and is located at 8910 Sepulveda Eastway. An Old Republic Title Company Property Profile showing the property current tax and other information about this property is attached. Its formal ownership is Manchester Square 2 LLC, although we understand that Mr. Hood is the person behind that entity.

We have met with the property owner once and shared several letters with him. I believe that his telephone call to you comes as a result of his most recent conversation with John Ruhlen in which John was suggesting we meet again as soon as possible. Mr. Hood declined.

State Law provides that properties zoned "solely residential" may not be assessed by a BID. Such properties may, however, be included in a BID district if not assessed. The City Clerk's Office / City Attorney's Office long-term practice in the City of L.A. is that properties zoned R1 through R3 are defined as "solely residential" and R4 is the point at which the parcel has been determined to be engaged in the business of renting property, hence properly included in a BID. Our contact at the City Clerk's Office is Miranda Paster or Paul Makowski and additional background is properly provided by them. The preparation of the proposed BID renewal has been carefully and thoughtfully developed by closely working with the City Clerk's Office almost a year, it is not something that the Westchester Town Center BID concocted in isolation.

This particular property is proposed for addition to the BID area to provide for BID maintenance of "the other side of the street." That is, the BID currently maintains one side of Sepulveda Eastway but has not been able to do the

same on the other side of the street. This uneven maintenance has been unsightly at best and atrocious with respect to some parcels. Current BID maintenance services include street sweeping, sidewalk pressure washing, trash pick-up, debris control and pick-up, landscape maintenance, and other services as required. The BID also provides landscape improvements as desired by the WBIA Board; the frontage of the subject apartment building may well merit some consideration here.

The BID's inability to "cross the street" to provide homeless services coordination and / or ambassador services has also left a seam in which some of the area's more hardcore homeless have sought refuge, which is another problem.

Upside rental opportunities may well exist for this apartment building as a result of BID services being provided to it.

In recognition of the fact that this property is not located on Sepulveda Boulevard it is assessed at 50% of the rate of properties that are based upon lot size, improvement size, and street frontage. In addition, because this property is residential, it is not assessed for new business attraction or marketing and promotions, which is another 19% reduction. In October 2010 when we met with Mr. Hood we anticipated an assessment of about \$2,500.00 per year. The proposed BID renewal plan has reduced that amount to \$1,840.02.

All that said, thinking outside the box, we could eliminate any BID assessment if the owner wanted to re-zoning the property to R3, which would be "solely residential."

Perhaps the first step is to see what happens in the anticipated secret ballot vote to be conducted this summer.

Is there anything I can do to assist further? If so please let me know. Thank you.

On Fri, Jun 17, 2011 at 3:40 PM, Nate Kaplan <[nate.kaplan@lacity.org](mailto:nate.kaplan@lacity.org)> wrote:

Hi John and Don,

I just received a call from a concerned apartment owner, Tom Hood at 8910 Sepulveda Eastway, who is urging Bill not to vote for the BID expansion because it illegally includes residential locations and he claims that only commercial properties are allowed.

Can you please respond to everyone on this email and clarify the BID's

position in this regard?

Thanks,  
Nate

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